

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Buffalo

State: NY

PJ's Total HOME Allocation Received: \$86,506,673

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State:	28			
% of Funds Committed	89.87 %	93.14 %	22	91.92 %	35		35
% of Funds Disbursed	79.36 %	77.31 %	20	82.65 %	31		29
Leveraging Ratio for Rental Activities	5.04	2.19	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	85.43 %	71.74 %	22	81.09 %	44		31
% of Completed CHDO Disbursements to All CHDO Reservations***	26.19 %	69.15 %	28	68.72 %	4		5
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	61.22 %	80.16 %	26	79.93 %	7		10
% of 0-30% AMI Renters to All Renters***	33.30 %	49.19 %	16	44.94 %	18		29
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	69.50 %	95.98 %	26	94.87 %	0		3
Overall Ranking:			In State:	26 / 28	Nationally:	5	14
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,150	\$51,790		\$25,717	931	Units	33.60 %
Homebuyer Unit	\$12,959	\$15,031		\$14,669	368	Units	13.30 %
Homeowner-Rehab Unit	\$10,844	\$11,900		\$20,391	1,468	Units	53.10 %
TBRA Unit	\$0	\$4,396		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Buffalo NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,928	\$62,493	\$14,903
State:*	\$104,499	\$92,860	\$16,261
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	33.5	32.0	36.0	0.0	Single/Non-Elderly:	31.4	45.5	29.2	0.0
Black/African American:	55.7	56.0	60.1	0.0	Elderly:	38.3	2.5	33.6	0.0
Asian:	0.3	0.3	0.1	0.0	Related/Single Parent:	16.8	33.5	20.5	0.0
American Indian/Alaska Native:	0.3	0.9	0.3	0.0	Related/Two Parent:	9.0	13.8	14.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.4	4.6	2.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.6	0.1	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	0.8	0.3	0.0	0.0					
Asian/Pacific Islander:	0.3	0.6	0.1	0.0					
ETHNICITY:									
Hispanic	8.7	9.2	3.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.2	33.2	49.1	0.0	Section 8:	27.6	0.0 [#]		
2 Persons:	22.1	24.9	22.9	0.0	HOME TBRA:	0.0			
3 Persons:	10.1	19.7	13.3	0.0	Other:	26.3			
4 Persons:	6.1	11.1	7.8	0.0	No Assistance:	46.1			
5 Persons:	1.8	5.5	4.5	0.0					
6 Persons:	0.8	3.1	1.1	0.0					
7 Persons:	0.5	1.8	0.8	0.0					
8 or more Persons:	0.5	0.6	0.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			15	

* The State average includes all local and the State PJs within that state

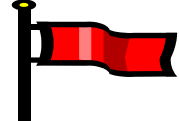
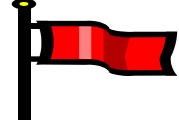
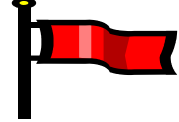
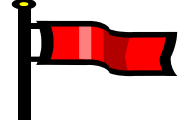
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Buffalo State: NY Group Rank: 5
(Percentile)
State Rank: 26 / 28 PJs Overall Rank: 14
(Percentile)
Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	85.43	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	26.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	61.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	69.5	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.7	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

